

Transforming the Central City

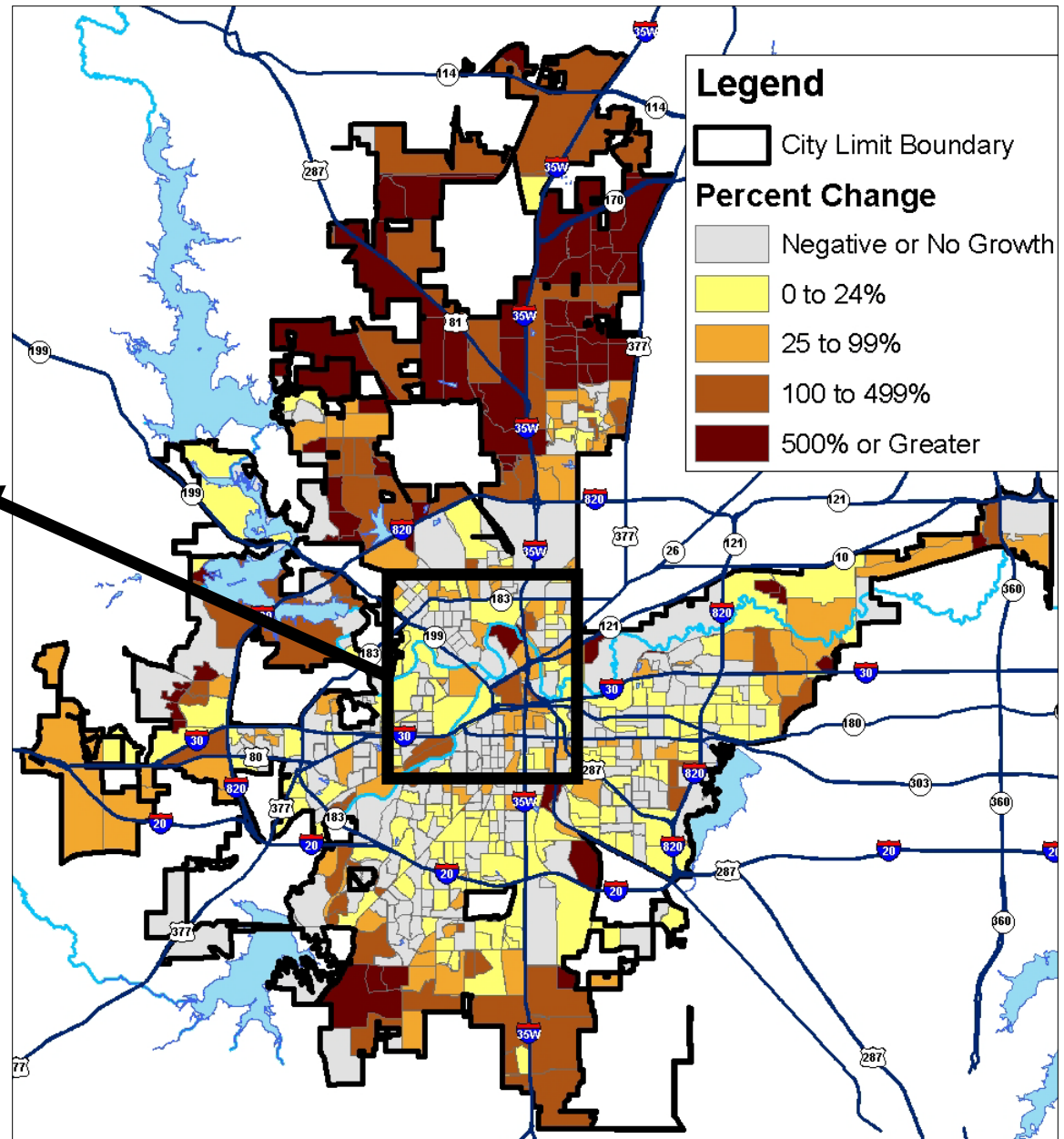
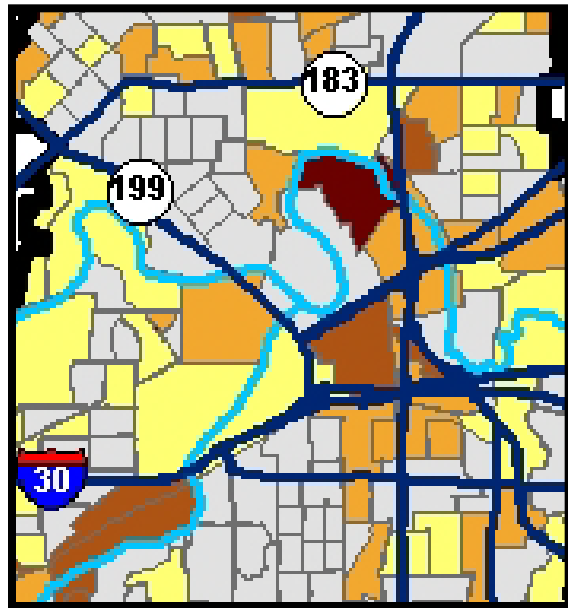


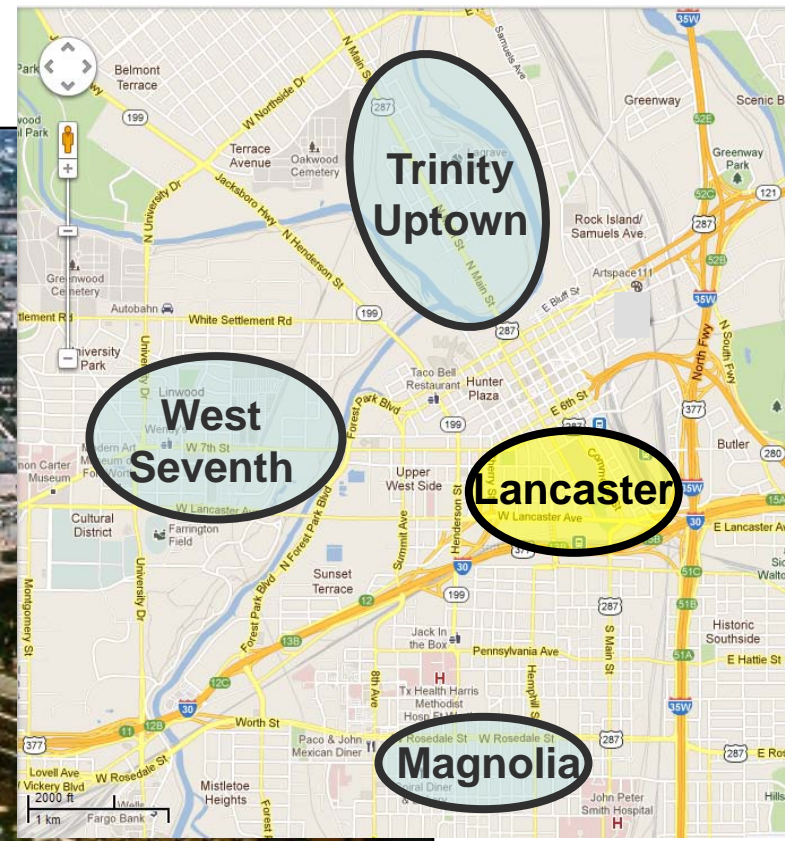
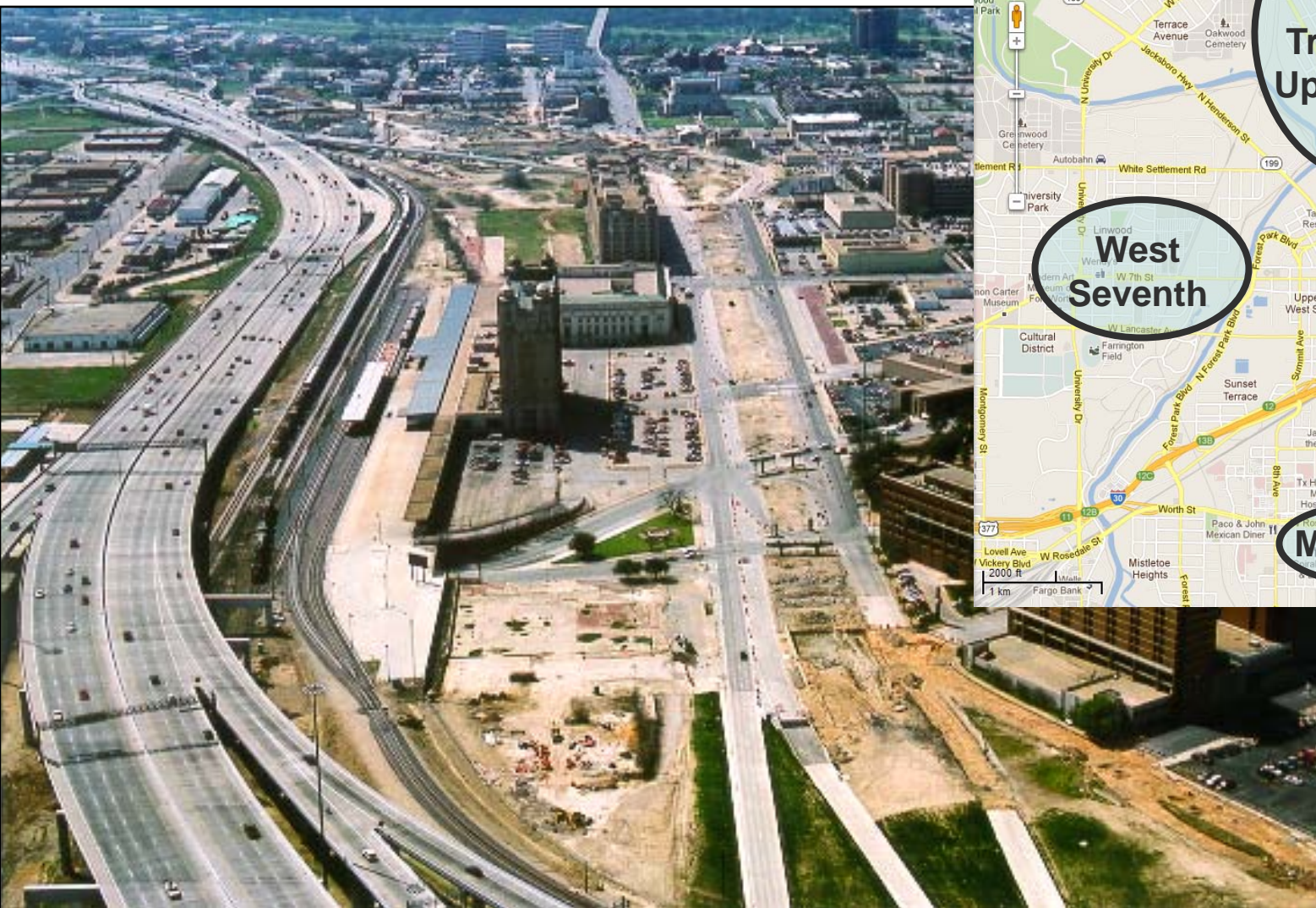
Presented to the
Fort Worth Chamber of Commerce – Central Area Council

By Fernando Costa, Assistant City Manager
City of Fort Worth

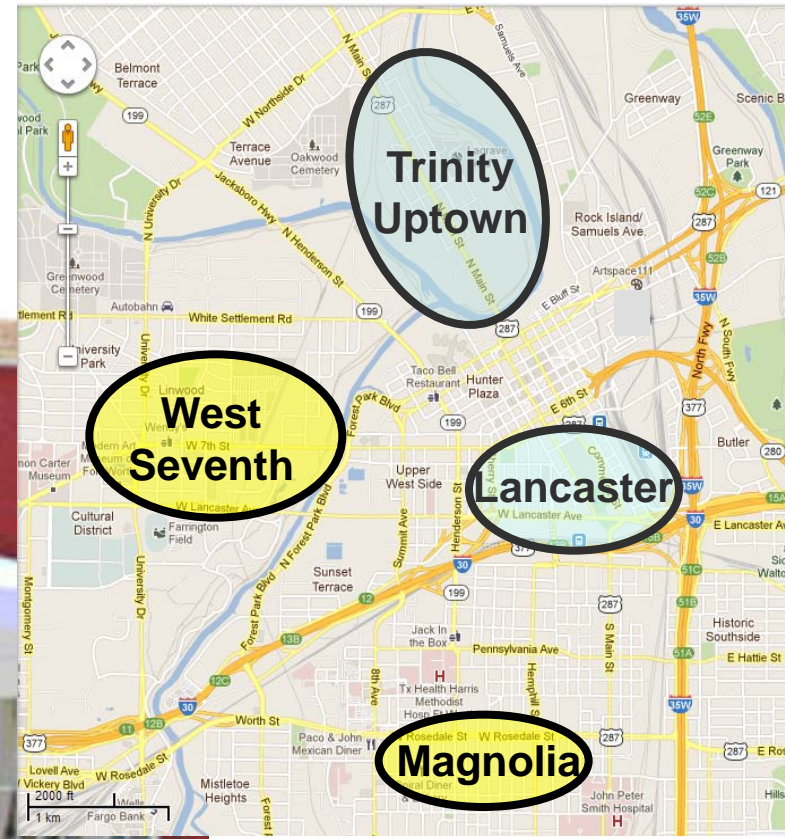
January 5, 2012

Population Growth by Block Group, 2000-2010



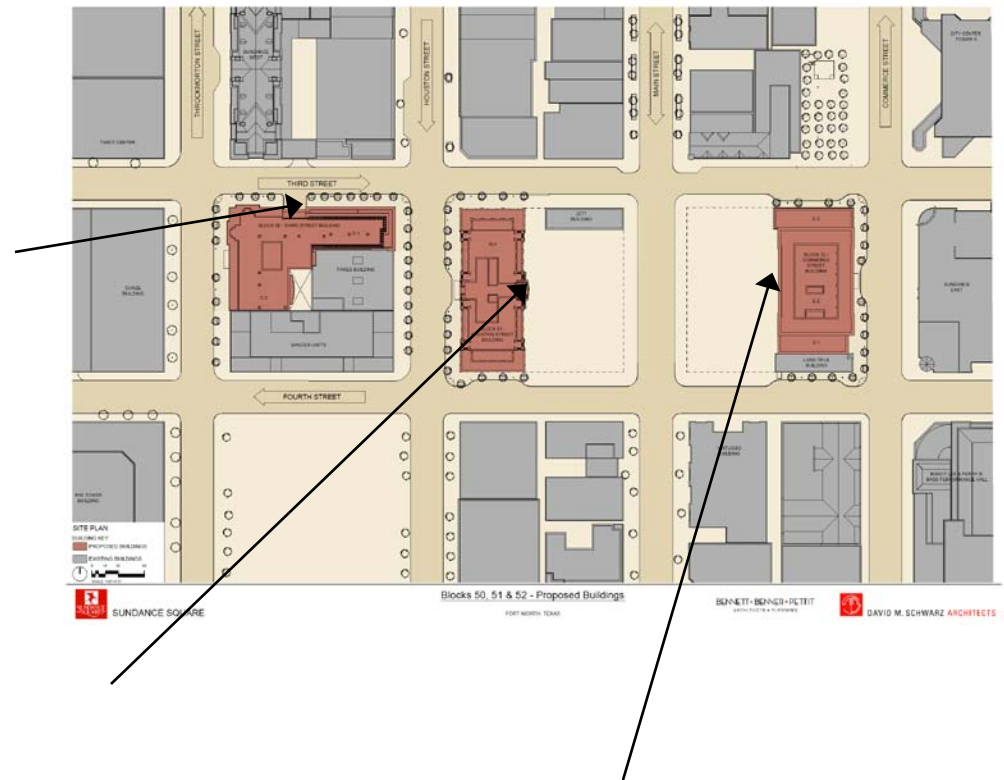








Central Plaza Buildings





Street Design – Lancaster Avenue



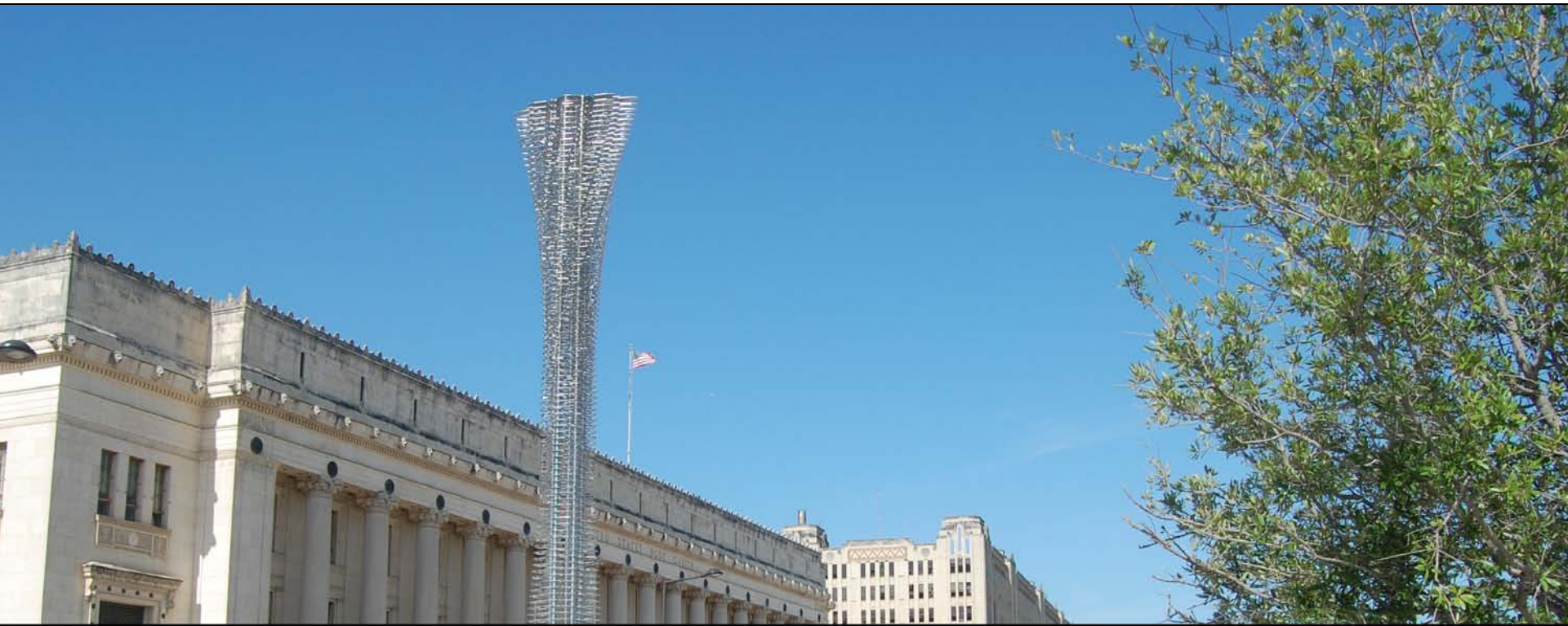
Before



Street Design – Lancaster Avenue



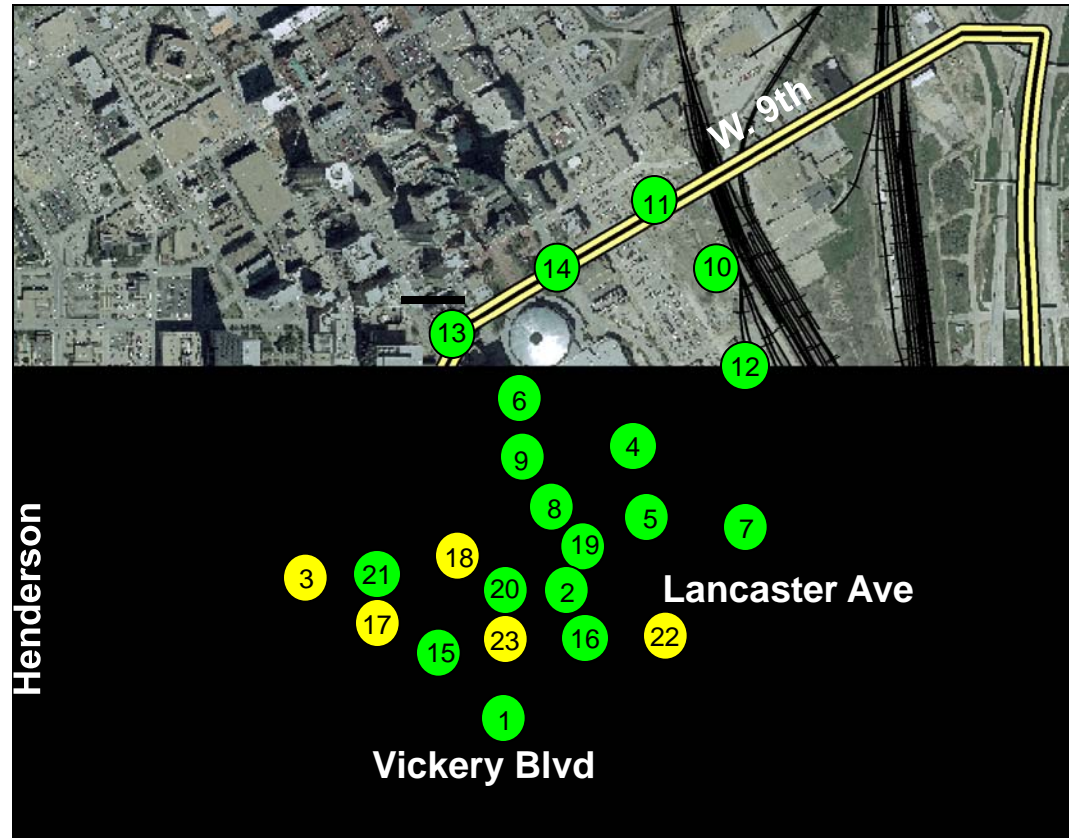
Street Design – Lancaster Avenue



After

Lancaster Corridor Redevelopment

1. Freeway Relocation
2. Lancaster Avenue Reconstruction
3. [Hemphill/Lamar/Taylor Connector](#)
4. Convention Center Expansion
5. Water Gardens Improvements
6. Houston/Commerce Two-Way Conversion
7. Fort Worth Sheraton Hotel
8. Omni Hotel and Condominiums
9. Municipal Parking Garage
10. Commuter Rail
11. ITC
12. Santa Fe Warehouse
13. Hyde Park Transit Plaza
14. Ninth Street
15. TIF District
16. Texas & Pacific Lofts
17. [T&P Warehouse Adaptive Reuse](#)
18. [Lancaster Mixed-Use Development](#)
19. TCC Relocation/Expansion
20. Zoning Changes
21. Zipper Building
22. [Hayne's Memorial Triangle](#)
23. [US Post Office/Facilities Master Plan](#)



- Completed
- Substantially Underway

8

Omni Hotel and Condominium



The Omni Hotel celebrated its grand opening in January 2009.

16

Texas & Pacific Lofts

The upper floors of the **T&P Terminal** building have been converted into 136 condominium units.



A 4-story building consisting of 92 condominium units has been constructed on the property immediately east of the T&P Terminal.

18

Lancaster Mixed-Use Project

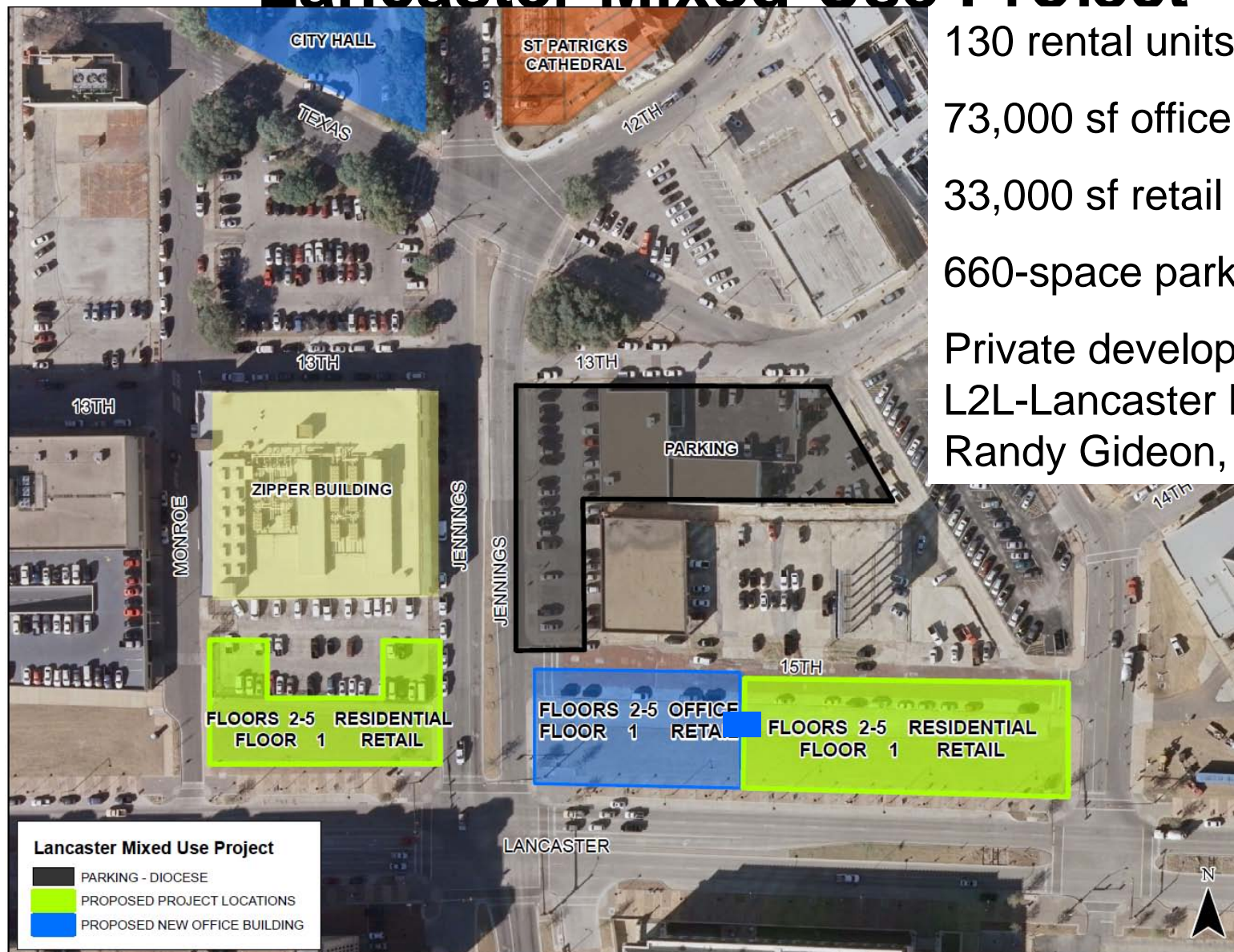
130 rental units

73,000 sf office

33,000 sf retail

660-space parking garage

Private developer partner:
L2L-Lancaster LLC
Randy Gideon, Tom Purvis



Lancaster Mixed-Use Project - Looking East



Lancaster Mixed-Use Project - Looking West



Lancaster Mixed-Use - Funding

Mixed-Use Buildings	
Source	\$ Amount
LDC Equity	500,000
LDC Land	3,500,000
HOME Funds	2,000,000
Church Office	6,884,500
Other Office	3,442,250
Subtotal	16,326,750
Debt Financing	18,723,665
TOTAL	\$ 35,050,415

Parking Garage	
Source	\$ Amount
Church Land	1,929,500
TIF 8 (Lancaster)	7,545,041
TOTAL	\$ 9,474,541

Lancaster Mixed-Use - Timing

January 2012	Selection of construction manager at-risk
January – February	Financing approval
January – February	Design development
March	Construction contract executed, close on loan
February – May	Construction drawings, pricing confirmation
April – May	Pre-construction, early site work
June – November 2013	Construction

Trinity Uptown



Trinity Uptown



The vision for the central city segment is to create six to eight miles of **urban waterfront** along the Clear Fork and West Fork between 7th Street and Samuels Avenue.

***TCC Trinity River
Campus***



LaGrave Field



***Chesapeake Energy /
Pier 1 Building***

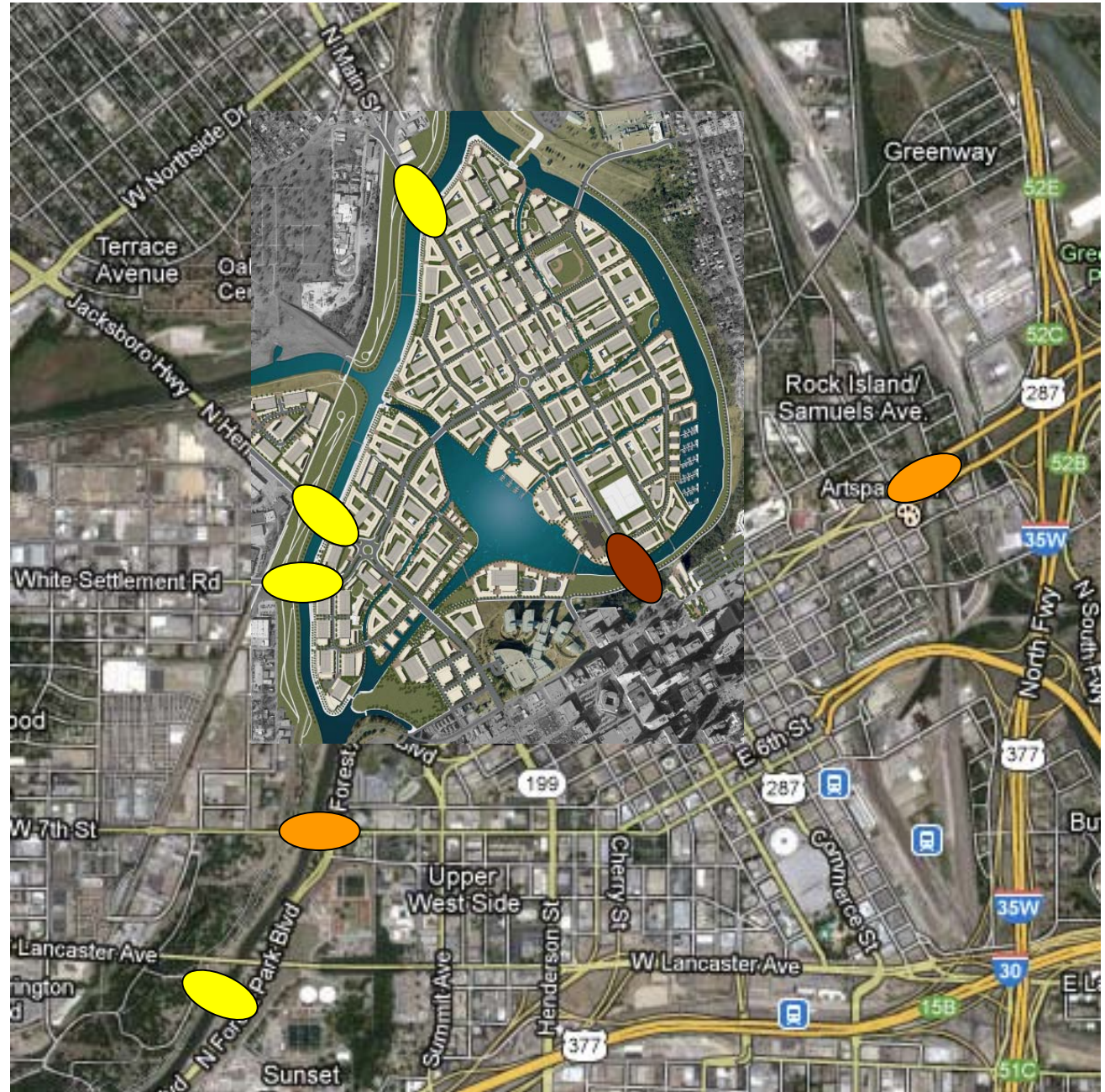


Trinity Bluff



Seven Bridge Projects

-  New
-  Replacement
-  Rehabilitation





N. Main

Henderson

White
Settlement

White Settlement Bridge

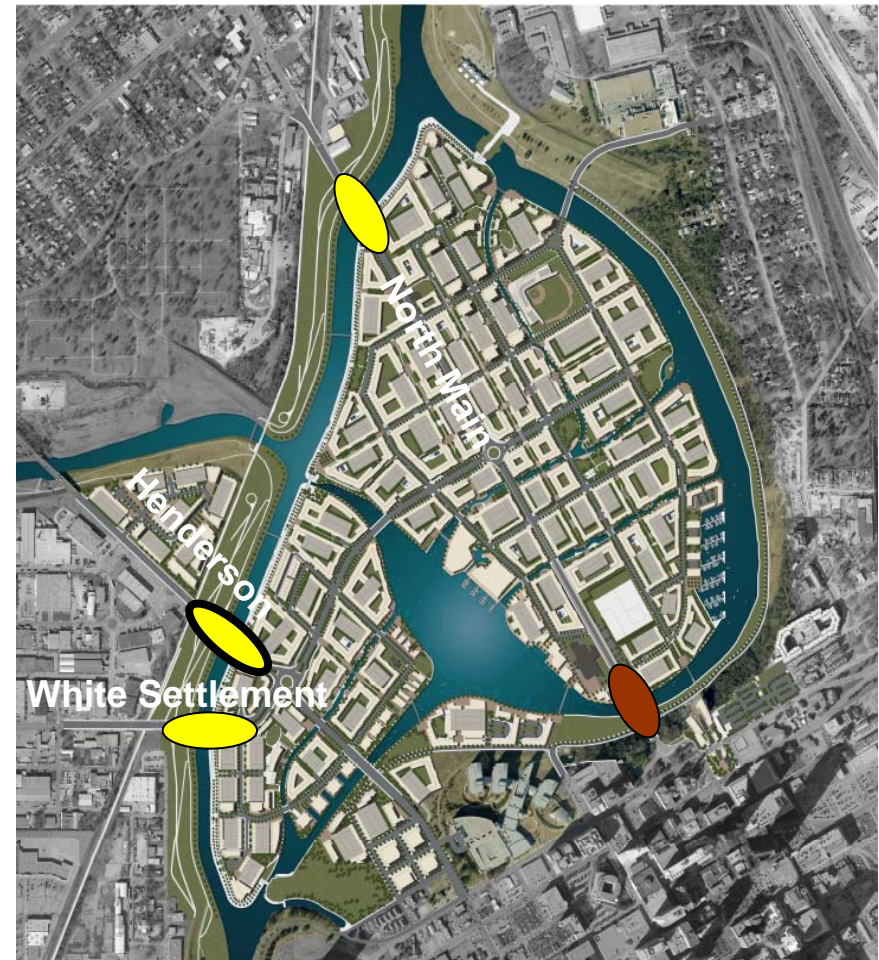


Henderson Bridge



New Henderson Bridge

- Bridge Cost = \$29.0 Million
- Funding Sources
 - Local \$ 9.4 million
 - Federal \$19.6 million
- **All** funding secured
- Construction
 - Fall 2012 - Early 2015

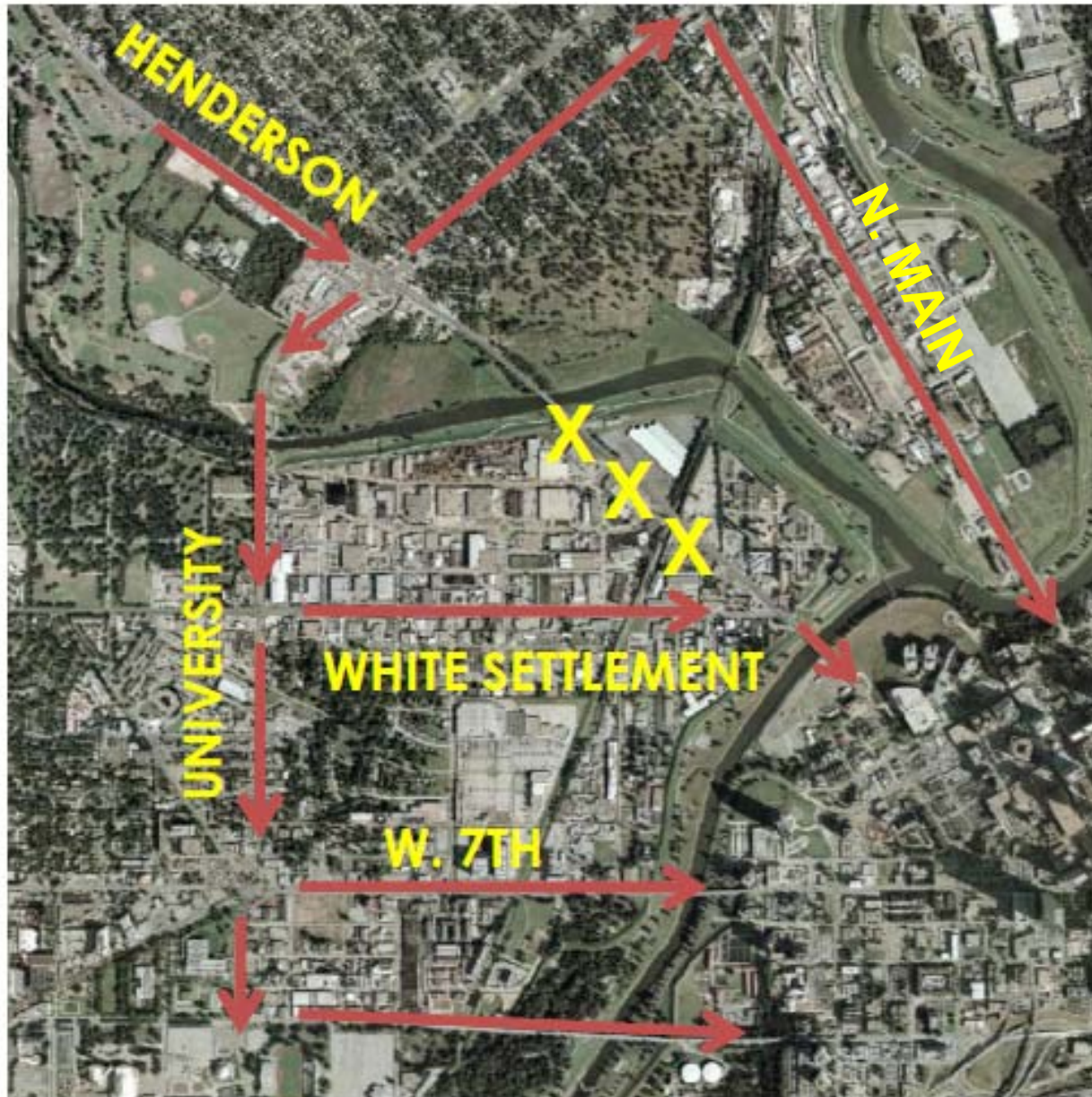


Henderson/White Settlement – Modern Roundabout

(to be constructed with Henderson Bridge)

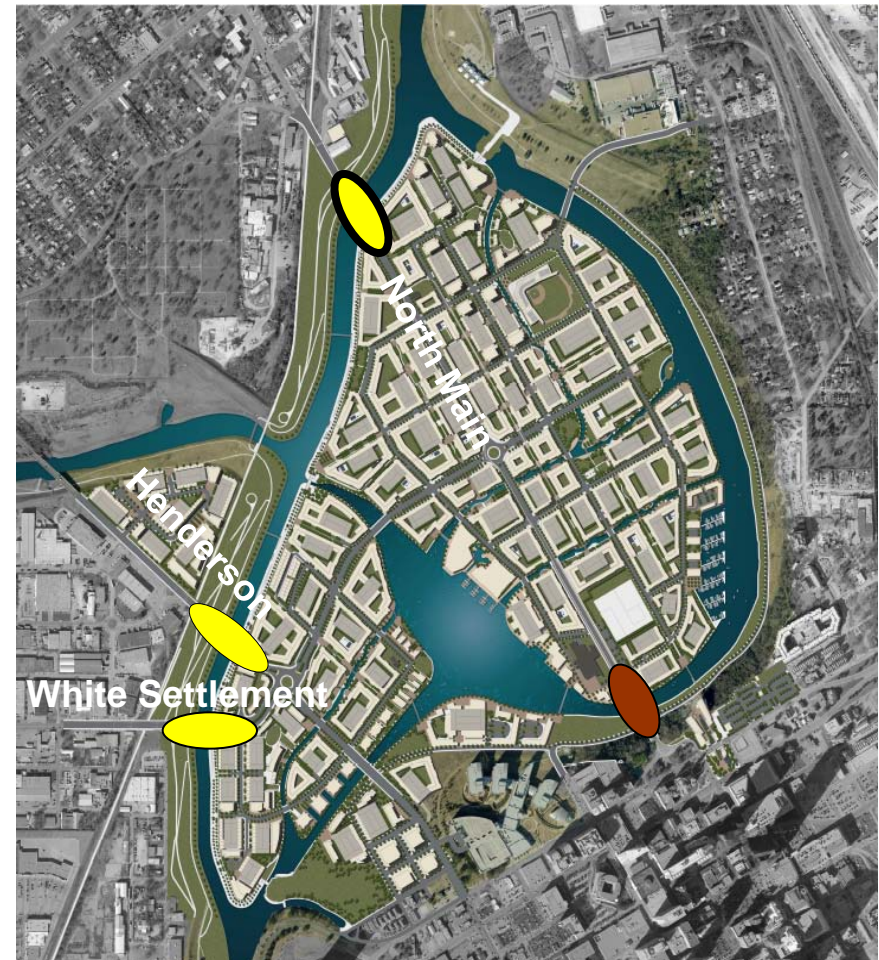


Henderson Detour Plan



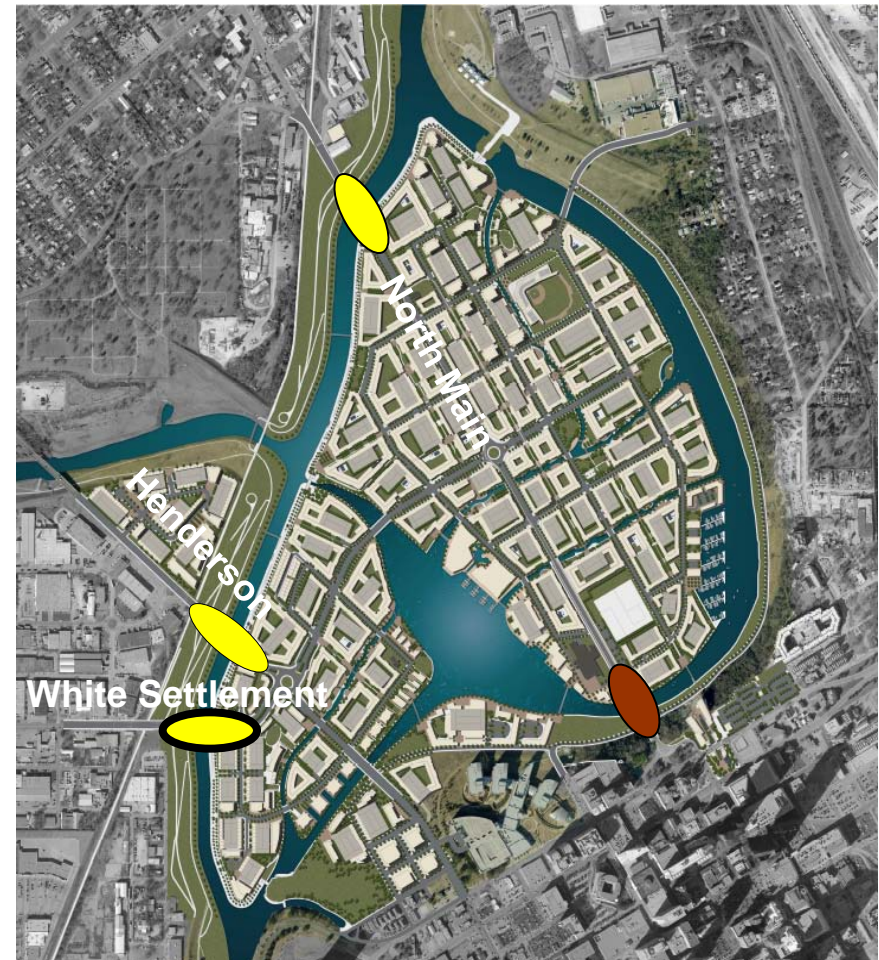
New North Main Bridge

- Bridge Cost = \$20.7 Million
- Funding Sources
 - Local \$ 6.9 million
 - Federal \$13.8 million
- **All** funding secured
- Construction
 - Late 2013 - Late 2015



New White Settlement Bridge

- Bridge Cost = \$33.7 Million
- Funding Sources
 - Local \$ 2.0 million
 - Federal \$31.7 million
- **Local** funding secured
- Construction
 - Early 2015 - Late 2016



New Phyllis J. Tilley Memorial Pedestrian Bridge



New Pedestrian Bridge

- Bridge Cost = \$3.1 Million
- Funding Sources
 - Local \$0.7 million
 - Federal \$2.4 million
- **All** funding secured
- Construction complete in April 2012

West 7th Bridge Replacement





West 7th Bridge Replacement

- Bridge Cost = \$25.9 Million
- Funding Sources
 - Local \$12.0 million
 - Federal/State \$13.9 million
- **All** funding secured
- Construction complete: Late 2013



June

2011

Move Utilities

Re-Bid Project

Jan

2012

Precast Bridge Elements and Move Utilities

Begin Pre casting
Bridge Elements

Feb

July

Nov

2013

Reduce Bridge to One Lane
in Each Direction, Remove
Bridge Overhangs, and
Erect Columns & Arches.

Demolish Existing Bridge, Set
Floor beams & Panels, and Complete
Bridge Slab & Other Bridge Work.

Stock Show Ends

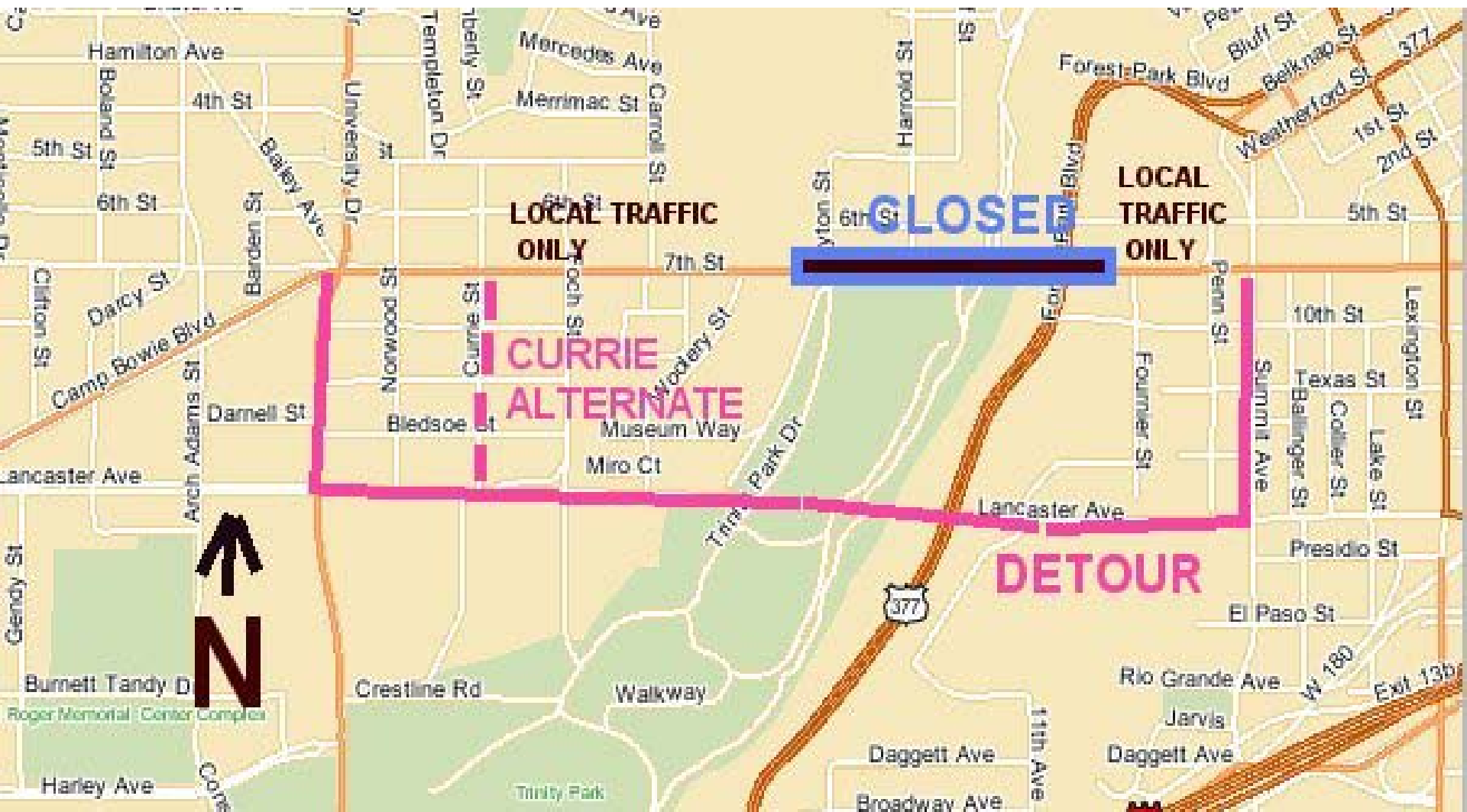
Open New Bridge

Jan

2014

End of Project

West 7th Detour Plan



Weatherford Bridge Replacement

- Bridge Cost = \$8.5 Million
- Funding Sources
 - Federal/State \$8.5 million
- **All** funding secured
- Construction complete: February 2013;
ramp to I-35W southbound closed from
April 2012 to January 2013



Weatherford Bridge Replacement
Similar to Current Belknap Bridge

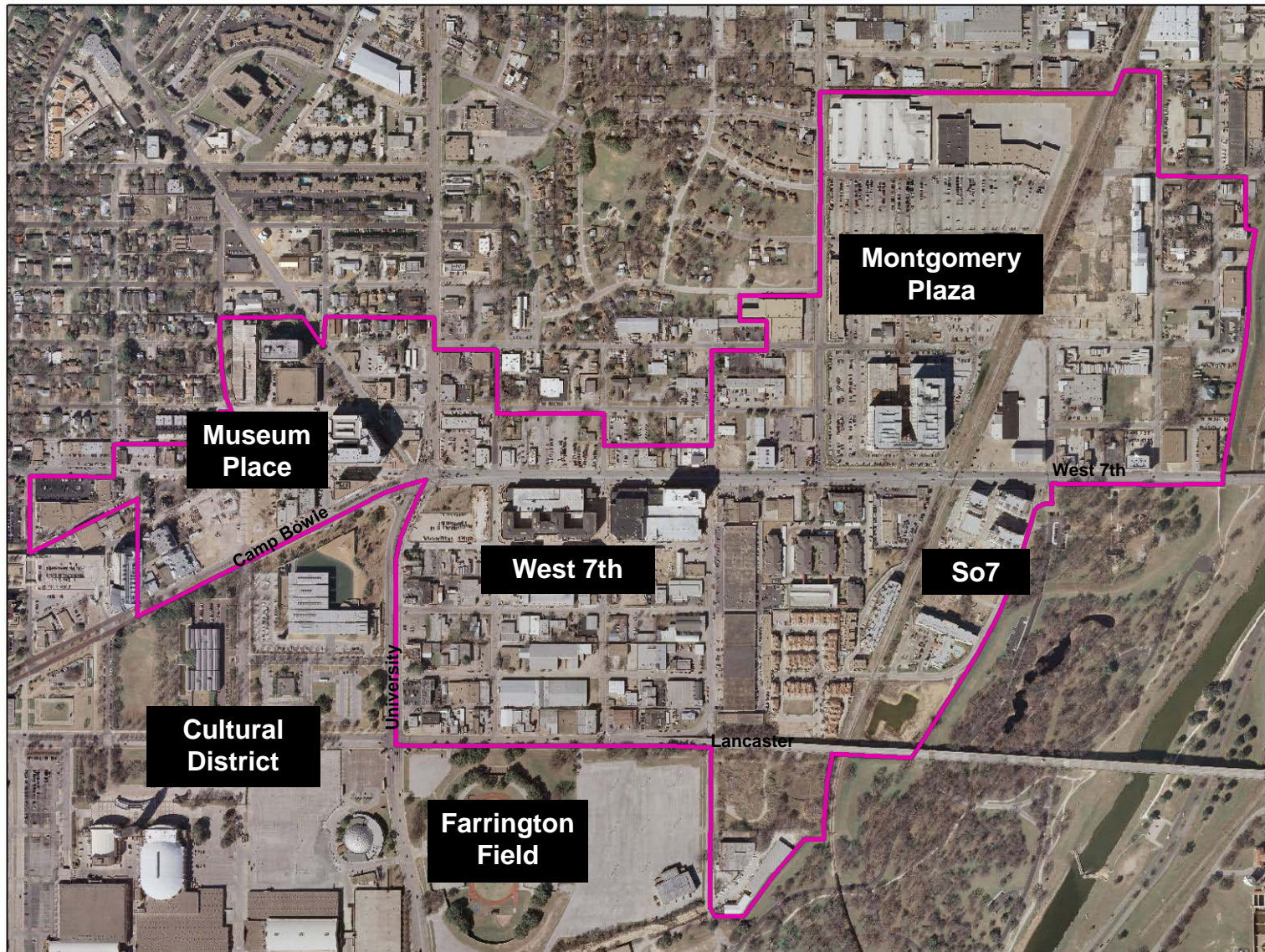
North Main Bridge Rehabilitation



Complete by early February 2012

West Seventh Village

West Seventh Village

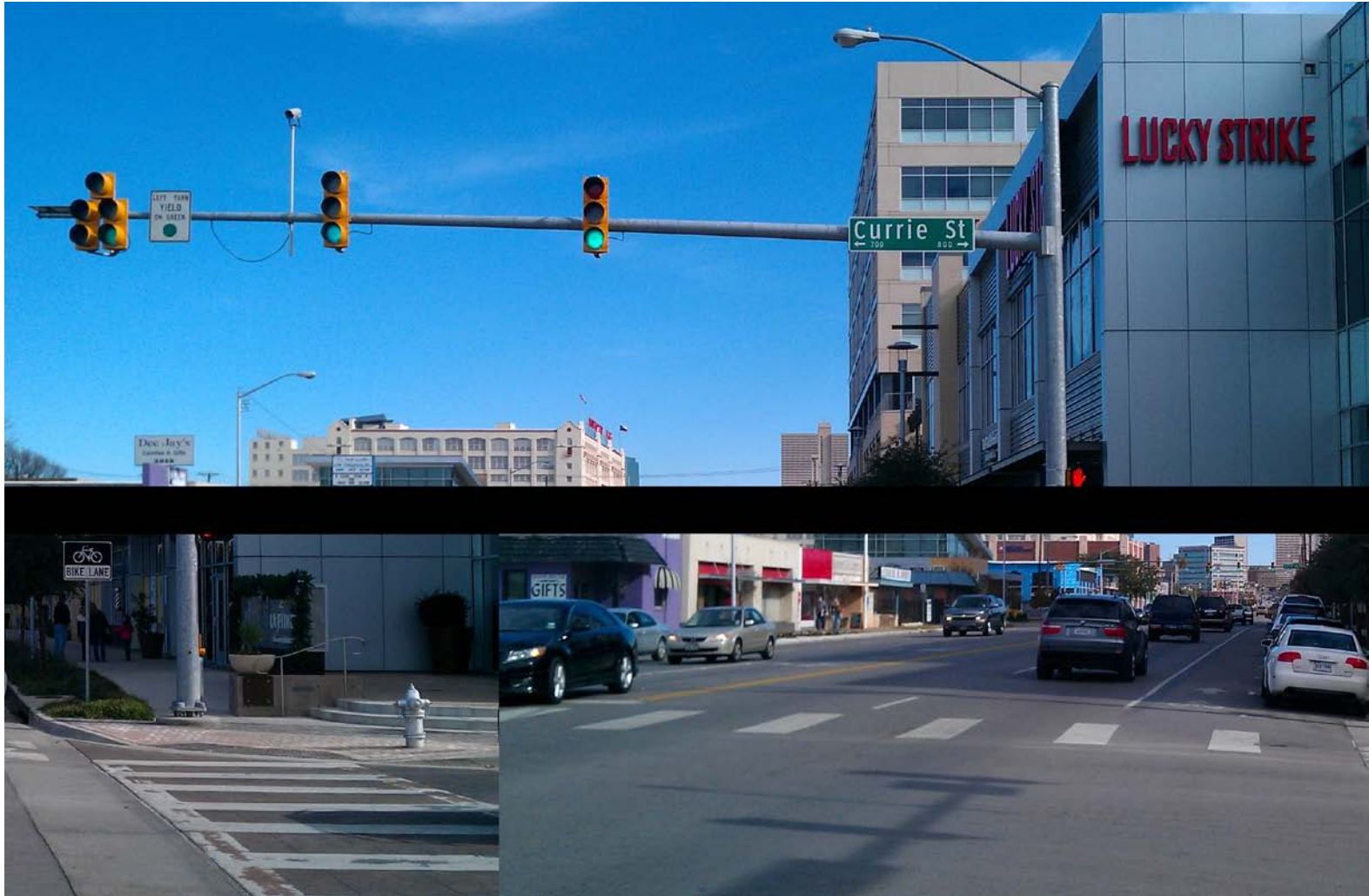


Street Design – West Seventh



Before

Street Design – West Seventh



After

South of 7th



The Townhouses at So7

- Construction ongoing
- 59 townhouse lots completed
- 56 townhouses completed -
3,100 sf avg

The ArtHouse at So7

- 11 gallery homes: 1,800 sf avg
- 54 condominiums: 1,350 sf avg
- Completed 2008



South of 7th

The Shops at So7 & Parkside at So7



Phase I

- 55,500 sf retail
- 15,000 sf office
- 71 apartments

Phase II

- 220 residential units
- Date TBD



South of 7th

The Marriott at So7

- 150 room Residence Inn
- Completed 2005



The Stayton at Museum Way

- 300 senior residences
- Three 11-story interconnected towers
- Completed 2011



Montgomery Plaza



- 440,000 sf retail
- 387,100 sf residential
- 240 lofts, 179 sold
- Prices: \$260k - \$1.1M
- 488 structured parking spaces
- Completed 2007

Montgomery Plaza

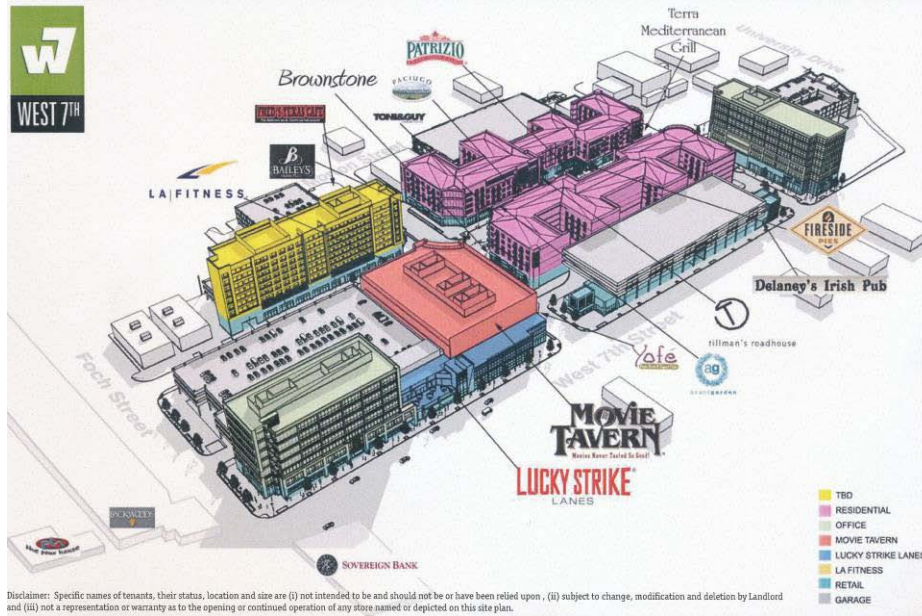


2011



2001

West 7th



Phases I & II

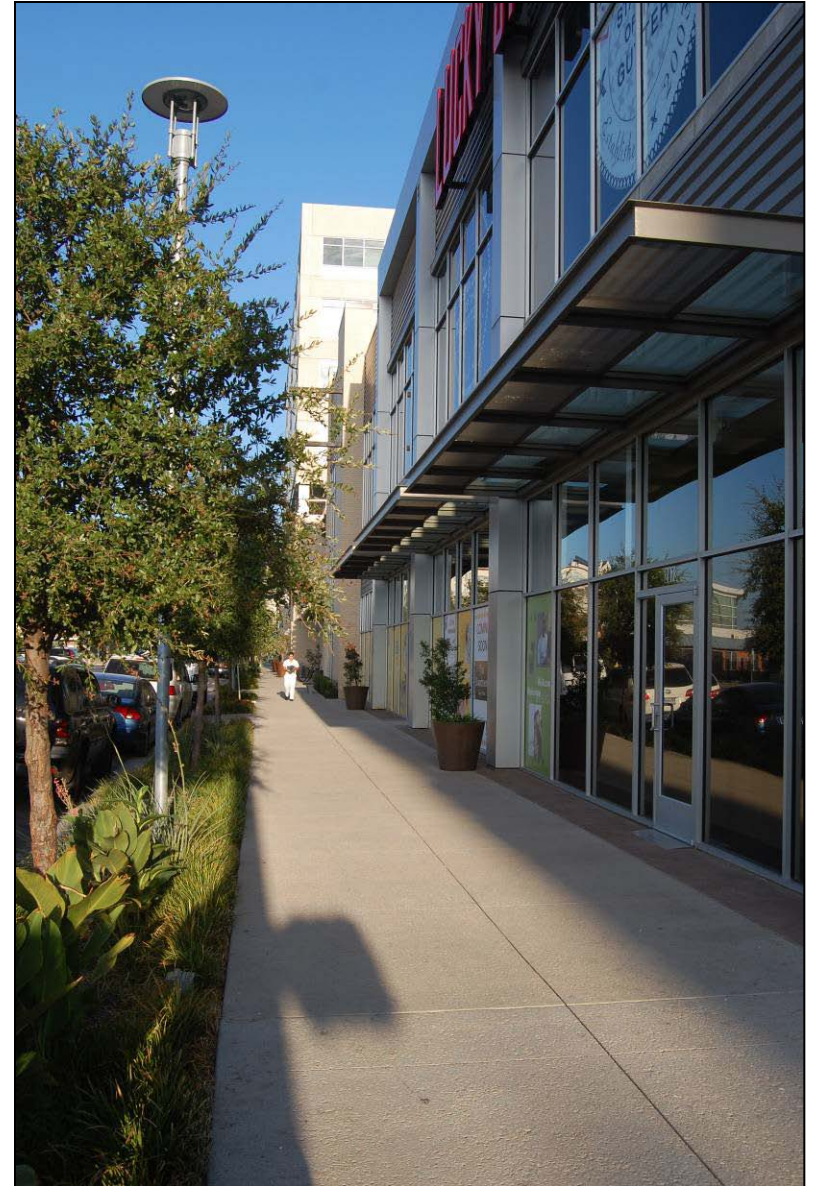
- 275,000 sf retail
- 106,000 sf office
- 441 apartments

Phase III – Under Construction

- 32,000 sf retail
- 96 apartments



West 7th



West 7th



Street Design – Crockett



Before

Street Design – Crockett



After

Museum Place



One Museum Place

- 23,000 sf retail
- 34 luxury condominium units
- 462 garage parking spaces



Modern Flatiron Building

- 30,000 sf office
- 5,600 sf retail



Museum Place



3300 West 7th: Corner Store

- 4,400 sf retail
- 5 luxury condominium units



Under Construction

- 35,000 sf retail
- 217 apartments
- 500 structured parking spaces



U.S. Post Office

- 6,000 sf civic use

Street Design – West Seventh



Before

Street Design – West Seventh



After

Other West Seventh Developments



Foch Street Warehouses Building 2

- 60,000 sf commercial

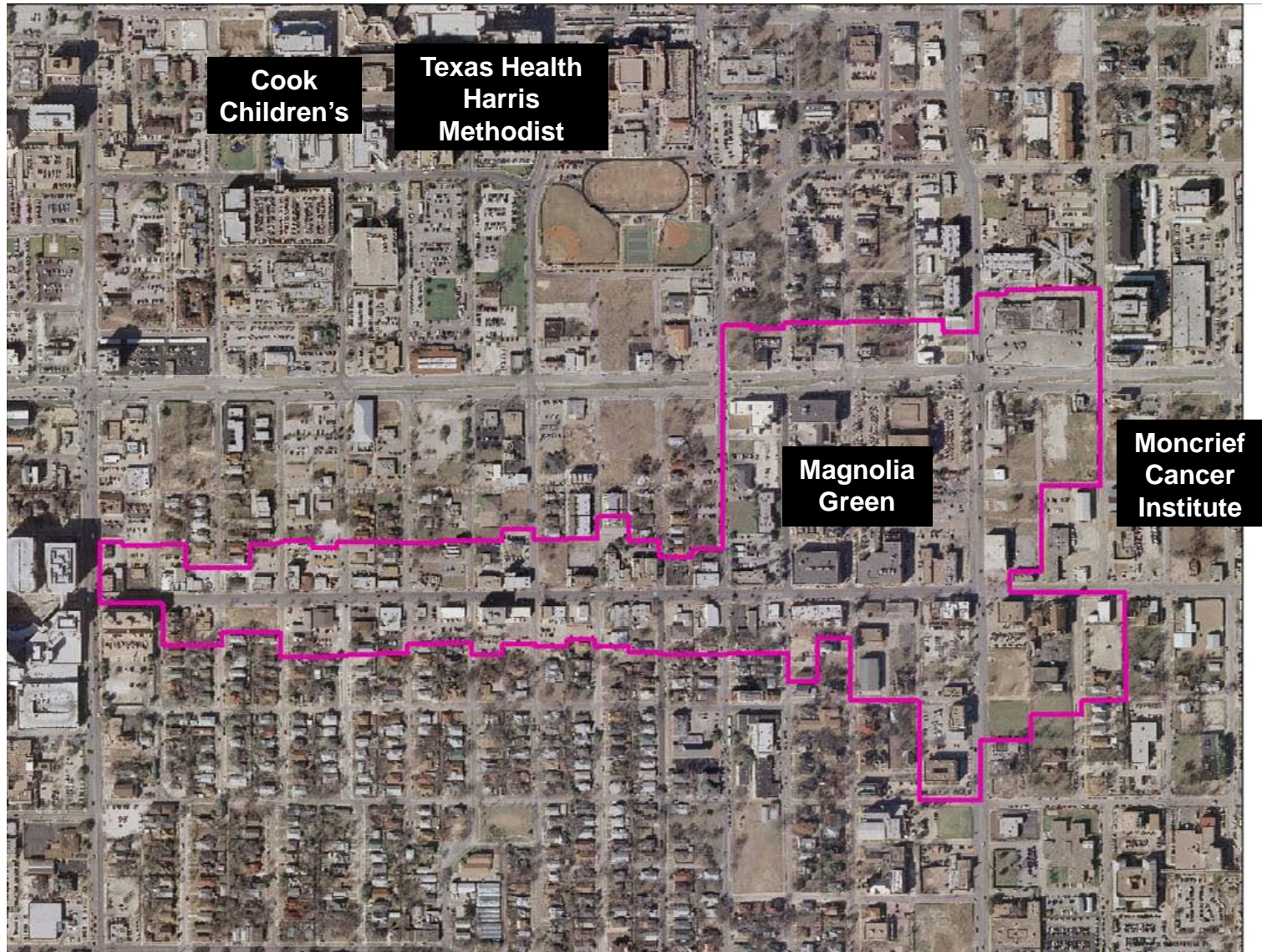


Lancaster & Lancaster North

- 225 apartments

Magnolia Village

Magnolia Village



Street Design – Magnolia



Before

Street Design – Magnolia



After

Street Design – Oleander



Before

Street Design – Oleander



After

Magnolia Green



- 100,000 sf medical office
- 12,200 sf retail
- 318 space parking garage
- 17 townhomes
- 1 acre park



Magnolia Village Adaptive Reuse



The Usual: 2,500 sf



Zio Carlo: 4,690 sf



Avoca Coffee: 3,325 sf

Magnolia Village Adaptive Reuse



Ellerbe, 3,300 sf



Schaefer Advertising: 8,670 sf



FWISD Academy, 37,500 sf



Various tenants: 9,150 sf

Magnolia Village Infill



Hantes Building: 4,241 sf



Comerica Bank: 3,845 sf

Citizen Theater

- 2 screen art house theater
- Project to begin in 2012



Moncrief Cancer Institute

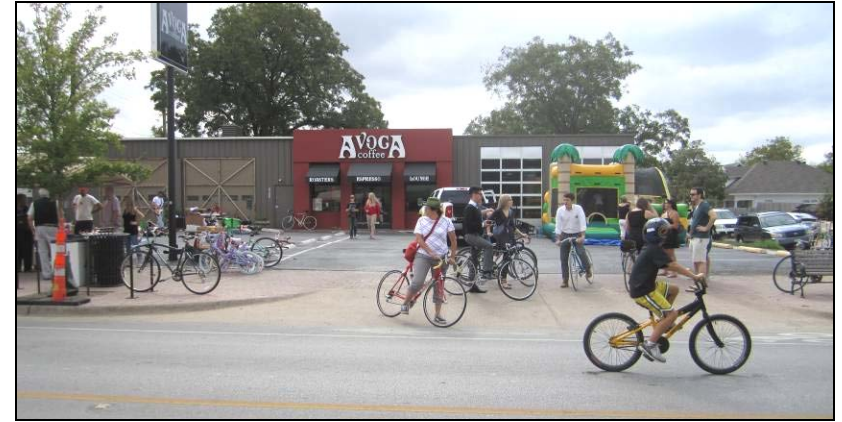
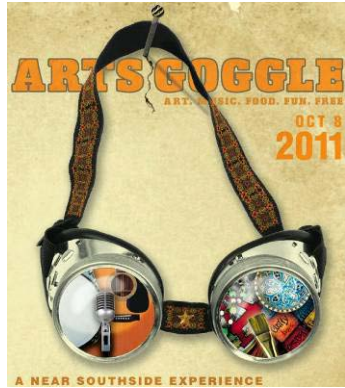


Moncrief Cancer Institute

- 65,000 medical center
- Complete late 2012



Magnolia Village Community Events



Increases in Property Values

Area	2004 Value (Millions)	2011 Value (Millions)	% Change
Inside Loop 820	\$14,208.2	\$19,958.8	40%
Magnolia Village	\$33.6	\$79.6	137%
West Seventh Village	\$86.0	\$255.3	197%

Shifting Paradigms To Create A More Livable City

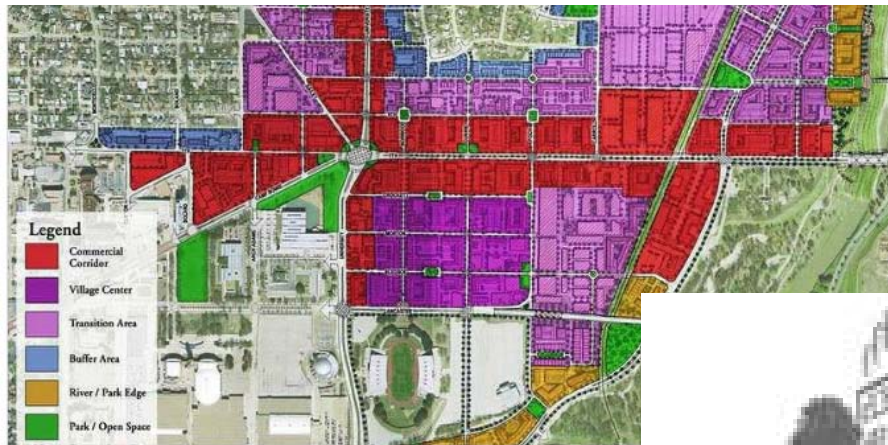
<u>Issue</u>	<u>From</u>	<u>To</u>
1. Preferred development pattern	Dispersed	Multiple growth centers
2. Commercial development	Single-use corridors	Mixed-use villages
3. Multifamily development	Scattered, isolated	Targeted, mixed-use
4. Transportation	Highway emphasis	Multi-modal
5. Zoning	Reactive	Proactive, inclusive
6. Annexation	Reactive	Proactive, inclusive
7. Comprehensive Plan relevance	Limited	Broader
8. Citizens	Consumers	Partners



What Can You Do?



Welcome to the CDA (Cultural District Alliance)





www.fortworthtexas.gov/planninganddevelopment